

9.1 at 201 Spring Street, Melbourne Vic 3000



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$710,000
Median Unit Price
June quarter 2018: \$510,000

Comparable Properties



1208/22-24 Jane Bell La MELBOURNE 3000 (REI)

Agent Comments

2 1 1

Price: \$706,000
Method: Auction Sale
Date: 28/07/2018
Rooms: 3
Property Type: Apartment
Land Size: 95 sqm approx



601/238 Flinders La MELBOURNE 3000 (REI)

Agent Comments

2 2 -

Price: \$700,000
Method: Sold Before Auction
Date: 02/07/2018
Rooms: -
Property Type: Apartment



46/283 Spring St MELBOURNE 3000 (REI)

Agent Comments

2 2 1

Price: \$680,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 3
Property Type: Apartment
Land Size: 90 sqm approx

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9.1 at 201 Spring Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$710,000

Median sale price

Median price \$510,000

House

Unit

X

Suburb Melbourne

Period - From 01/04/2018

to

30/06/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1208/22-24 Jane Bell La MELBOURNE 3000	\$706,000	28/07/2018
2	601/238 Flinders La MELBOURNE 3000	\$700,000	02/07/2018
3	46/283 Spring St MELBOURNE 3000	\$680,000	17/03/2018

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~